

CHAPTER 2

LAND USE CLASSIFICATIONS

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84.0205 General Provisions.

- (a) A Land Use Classification system is utilized to group primary land uses into categories. The land use types contained within each use classification groups various land use activities into categories according to their common performance characteristics. These characteristics relate land uses by the type of commodity sold, scope of service provided, the method of operation, or extent of environmental impact.
- (b) Accessory uses are classified in Chapter 5 of this Division.
- (c) The Planning Agency shall develop and maintain an alphabetical listing of typical land uses allowed within each land use classification type. This administrative listing shall clarify the various land use classifications and may be updated periodically to reflect additional uses. The listed uses shall be considered as "typical" and in no way reflect an absolute list of the land uses allowed by the land use classification category. The list of typical uses represents a list of specific land uses that are normally associated with a given land use type category. The typical land use listed is accepted as meeting the land use type category.
- (d) Where a term is not defined by this Chapter and/or further clarified by Division 12 of this Title, the common usage of that term shall be as defined by any current English dictionary and as interpreted by the Planning Agency.

84.0210 Agricultural Land Use Types.

Agricultural land use types include the following sub-classifications:

- (a) **Row, Field, Tree and Nursery Crop Cultivation.** A primary use of the land which includes cultivation of open field or greenhouse crops, fruits, vegetables, grain, fibers, flowers, ornamental and nursery plant materials for wholesale or retail sales and ultimate consumption by others.
- (b) **Animal Raising.** A primary use of the land which includes animal husbandry activities for the production of animal products which will be consumed by others. Animal types and densities shall be specified by each land use district.
- (c) **Commercial Kennels and Catteries.** The keeping of more than five (5) dogs or five (5) cats for breeding, boarding and or sale.
- (d) **Wholesale Trade of Livestock** (e.g. animal auctions).
- (e) **Cow and Goat Dairies.** Any premises where milk is produced for sale or distribution and where ten (10) more cows or goats are in lactation.
- (f) **Hog Ranches and Calf Raising.** Any premise used for the raising or keeping of ten (10) or more weaned animals.
- (g) **Agricultural Support Services.** These uses are supportive of the farm community and are fully compatible with agricultural uses. These include but are not limited to:
 - (1) Farm machinery equipment and supplies, sale and repair;
 - (2) Farm produce sales and supply (feed, hay, grain and grain products, fertilizer);
 - (3) Farm products packaging and processing;
 - (4) Feed storage, farm products warehousing and storage (except stockyards);
 - (5) Animal husbandry services, veterinary services for large and small animals, horseshoeing, agricultural processing;
 - (6) Animal waste processing, stockyards, organic fertilizer, feed lots;
 - (7) The display and sales of farm machinery equipment and supplies.

- (8) Agricultural chemicals, fuel and fuel oil, nonflammable bottled gas.

Agricultural support services are uses which directly support or which are accessory or incidental to established agricultural uses within the general vicinity. Such services do not adversely affect surrounding properties, groundwater or infrastructure.

84.0220 Residential Land Use Types.

The occupancy of living accommodations, where the accommodations are owned or are leased or rented on a monthly or greater basis.

- (a) **Single dwelling unit.** A detached structure or combination of structures designed and/or used to house not more than one family, including all domestic employees of such family in which is provided provisions for sleeping, eating, cooking and sanitation as required by this Code and the Uniform Fire Code.
- (b) **Multiple dwelling unit.** A multiple dwelling unit is a series or combination of dwelling units, either attached or detached, designed to house more than one family with individual, shared or no kitchen privileges (e.g. apartments, condos, boarding houses, residential hotels).
- (c) **Mobilehome Park.**
- (d) **Social care facility with six (6) or fewer clients.**
- (e) **Social care facility with seven (7) or more clients.**

84.0230 Commercial Land Use Types.

- (a) **Professional Services.** Establishments which provide advice, designs, information, medical treatment, commercial education, consultation, travel, job placement, advertising, finance, insurance and real estate services, generally from an office with no on-site storage of goods. This category includes all types of business offices and service-type businesses where service is basically on an individual-to-individual or firm-to-firm basis as opposed to services which are performed on objects or personal property.

(b) **Retail Trade/Personal Services.** Establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. This classification includes activities which primarily provide for care of the person or their apparel, and which are typically needed frequently or recurrently.

- (1) Class I - Limited Retail Trade/Personal Services. Convenience goods outlets that sell items characterized by relatively short-term utility or consumption. Establishments that either provide for the day-to-day or frequent service needs of nearby consumers, or provide infrequent services for a segment or special sector of the community. The consumer generally purchases these items or acquires these services at the most convenient location rather than making extensive comparisons of the goods available at several stores.

Typical uses: beauty salons, barbers, self service laundry, groceries, restaurants, pharmacy, cosmetics, candy, frozen dessert shops, paper goods.

- (2) Class II - General Retail Trade/Personal Services. Market goods outlets that sell or rent items characterized by long-term utility. Also establishments that provide for the frequent or infrequent service needs of consumers located throughout the community or region. The scope of service or method of operation of these uses need additional design standards to insure compatibility with surrounding uses. The consumer does some comparison shopping and is willing to travel from throughout the community or region to make special purchases.

Typical uses: Department store, dry goods, auto accessories (tires and batteries), second hand merchandise, bicycles, garden shops, hobby shops, footwear, office supplies, electronics, appliances, music, books, toys, and photographic studios.

- (3) Class III - Special Retail Trade/Personal Services. Adult-oriented retail trade businesses.

- (c) **Open Lot Services** - Commercial establishments which are primarily involved in the delivery of their service from an open lot with relatively few support structures.

- (1) Class I - Limited Open Lot Service. These uses are fully paved and do not attract a large number of people daily.

Typical uses: car sales, small equipment rental.

- (2) Class II - General Open Lot Service. These uses may attract a large volume of clients, may not be fully paved and may have large or diverse equipment for sale or rent.

Typical uses: Construction equipment sales, swap meets, open air markets, manufactured home sales, recreational vehicle storage, impound yards.

- (d) **Lodging Services**. Establishments engaged in the provision of lodging services, normally on a daily or weekly basis with incidental food, alcoholic beverages, sales and service intended for the convenience of the guests at a hotel, motel, tourist court or recreational vehicle park. Recreational vehicle parks shall not exceed twelve (12) spaces per acre.

- (1) Class I - Limited Lodging Services. Establishments having a maximum of 20 units.

- (2) Class II - General Lodging Services. Establishments having more than 20 units.

- (e) **Recreation/Entertainment Services**. Establishments that provide leisure time activities and services which involve many people in a public assembly use where people either participate individually or are entertained by an activity.

- (1) Class I - Limited Recreation/Entertainment Service. Minor sport, recreation or social activities that are wholly enclosed within a structure.

Typical uses: Arcades, poolhall, meeting halls for less than fifty (50) people.

- (2) Class II - General Recreation/Entertainment Services. Sport and recreational activities that attract large number of people in major indoor or outdoor recreational entertainment complexes.

Typical uses: Amusement park, drive in theatre, motion picture theatre, miniature golf, sports stadium, convention or other meeting hall.

- (3) Class III - Special Recreation/Entertainment Services. Adult-oriented entertainment businesses.

- (f) **Repair Services.** Establishments engaged in the provision of repair services to individuals, households and firms.

- (1) Class I - Limited Repair Services. Operations occupying less than 2,000 sq. ft. of floor area which are wholly enclosed without any discernible noise, odor, glare, vibration affection adjoining shops or properties.

Typical uses: watch repair, bicycle repair, audio and video equipment repair, locksmith.

- (2) Class II - Intermediate Repair Services. Operations within an enclosed building with exterior storage limited to no more than 500 sq. ft.

Typical uses: Auto servicing with no overnight repairs, appliance repair, reupholstery, furniture repair.

- (3) Class III - General Repair Services. Operations which require overnight exterior storage.

Typical uses: motor vehicle repair and rebuilding; auto glass, paint, muffler and transmission shops, welding and metal repair, heavy equipment repair.

- (g) **Convenience/Support Services.** Establishments that provide convenience or support services to people in employment locations or to the traveling public in locations away from developed commercial centers. These limited services include food, beverage, gasoline, retail services and minor automobile service.

84.0240 Industrial Land Use Types.

(a) **Manufacturing Operations.** The on-site production of goods by methods other than agricultural or extractive in nature:

- (1) **Class I - Limited Manufacturing.** Manufacturing operations which are totally enclosed within a structure and employ fewer than twenty (20) employees on the largest shift. Limited manufacturing generally involves the assembling of specific products rather than the manufacturing of the various components of those products. Limited exterior storage is permitted but must be fully screened from public view.

Food and Kindred Products. The processing or production of a natural or man-made solid or liquid food substances used for human or animal internal consumption. Typical uses include: food packaging, egg processing, butter or cheese processing.

Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or nonwoven fabrics or miscellaneous textiles. Typical uses include: knitting mills, lace goods.

Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased woven or knit textile fabrics and related materials. Typical uses include: garments, leather goods.

Lumber and Wood Products. The assembly and finishing of wood articles, except furniture and related fixtures and miscellaneous household or office products made wholly or partially of wood. Typical uses include: cabinets shops.

Furniture and Fixtures. The assembly of furniture and related fixtures. Typical uses include: assembly of household, office or other furniture.

Paper and Allied Products. The manufacture of paper goods generally from purchased paper materials. Typical uses include: envelopes, bags, stationery, tablets and related products.

Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include: fabricated rubber products.

Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include: glass products made of purchased glass, pottery and related products.

Fabricated metal products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include: coating, engraving and allied services.

Professional and Scientific Goods. The manufacture of instruments for measuring, testing, sensing, analyzing and controlling natural or man-made objects, physical conditions or states. Typical uses include: engineering, laboratory, scientific, measuring and controlling instruments, optical, surgical, medical and dental instruments, photographic equipment and supplies, watches, clocks and clock operated devices.

Miscellaneous Manufacturing. The manufacture or repair of products not included in any other category and mainly consisting of small household or office luxuries, recreational goods or supplies and large scale printing operations. Typical uses include: jewelry, silverware and plated ware, and musical instruments.

- (2) Class II - General Manufacturing. Manufacturing operations which involve exterior storage, large equipment, large number of employees or which have historically been controversial.

Food and Kindred Products. The processing or production of a natural or man-made solid or liquid food substances used for human or animal internal consumption. Typical uses include: slaughter houses, poultry dressing plants and flour mills.

Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or nonwoven fabrics or miscellaneous textiles. Typical uses include: broad woven fabric mills, dyeing and finishing textiles, floor covering mills.

Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased furs and related materials. Typical uses include: fur dressing and dying.

Lumber and Wood Products. The cutting, planing, compression and finishing of wood articles, except furniture and related fixtures and miscellaneous household or office products made wholly or partially of wood. Typical uses include: logging camps, saw mills.

Furniture and Fixtures. The manufacture of furniture and related fixtures. Typical uses include: manufacture of household, office or other furniture.

Paper and Allied Products. The manufacturing of pulp, paper (both recycles and paper products from wood), other cellulose fibers, used paper, and rag cloth. Typical uses include: paper mills, paper coating and glazing.

Chemicals and Allied Products. The manufacture or processing of basic, organic or inorganic chemicals. This includes chemicals to be used in making other products and finished chemical products used for direct consumption or as industrial supplies. Typical uses include: industrial chemicals, plastics materials, synthetic resins or rubber, paints, varnishes, lacquers, agricultural chemicals.

Petroleum Refining and Related Industries. The modification, refining, and mixing or storage of fossil fuels which are composed of petroleum or coal. Typical uses include: petroleum refining, asphalt batch plants, lubricating oils and greases.

Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include: tires, inner tubes, rubber and plastic footwear, rubber and plastic hoses and belts.

Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include: brick, tile, dish, glass and insulation manufacturing and concrete plants.

Primary Metal Industries. The smelting, refining, rolling, drawing and alloying of metals, manufacture of metal castings and production of coke. Typical uses include: blast furnaces, steel works and rolling and finishing mills, foundries, smelting and refining of nonferrous metals.

Fabricated metal products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include: automobile assembly plants, fabricated structural metal, metal forging and stampings.

- (b) **Wholesale/Warehouse Operations.** Establishments which normally employ warehouses or display and office space for the assembly, storage, distribution and display of commodities for sale to community or regional retailers, manufacturers, agricultural, institutional or professional uses.

- (1) **Class I - Limited Wholesale/Warehouse Operations.** Operations which are compatible with a commercial environment and are wholly enclosed or screened.

Typical uses: mini-warehouse storage, discount wholesale stores, recreational vehicle storage.

- (2) **Class II - General Wholesale/Warehouse Operations.**

Typical Uses: warehouse, lumber yards.

- (c) **Contract Construction Services.** Establishments mainly engaged in construction activities and storage on lots other than construction sites.

- (d) **Salvage Operations.** Establishments involved in the storage, sale, wholesale and processing of salvage materials. This land use classification does not include recycling collection facilities.

- (1) **Class I - Special Salvage Operations.** These uses are conducted entirely within enclosed structures and provide environmentally sound practices in collecting and recycling oils and other toxic materials. No outside storage of parts is permitted. These establishments shall be monitored annually to ensure they are maintained appropriately.

- (2) **Class II - General Salvage Operations.** These uses create major disruption to an area's environment even when carefully regulated. Dust, dirt, noise and unsightly conditions often prevail with these operations.

84.0250 Planned Development.

A land use application which allows the modification of the development standards of a land use district to allow innovative design and layout. A planned development review may approve lot sizes smaller than those required by the Land Use District provided the overall lot density is not exceeded, except as otherwise allowed by this Title and/or the General Plan. A Planned Development Review may approve phased projects. The land uses allowed are limited to those listed in the Land Use District. The Planned Development (PD) Land Use District allows on intermix of various land uses.

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